



CITY OF HAYWARD AGENDA REPORT

AGENDA DATE 7-28-1998
AGENDA ITEM 11 B
WORK SESSION ITEM _____

TO: Redevelopment Agency Board Members
FROM: Director of Community and Economic Development
SUBJECT: **Relocation Plan for the Proposed Retail Project Located at A Street and Mission Boulevard (Lucky Project)**

RECOMMENDATION

It is recommended that the Agency Board adopt a resolution approving the Relocation Plan for the proposed retail development to be located at A Street and Mission Boulevard.

BACKGROUND:

A Relocation Plan has been prepared to guide the relocation of businesses, residents and nonprofit organizations subject to displacement as a result of the proposed retail project. The Plan is included as Attachment No. 1 to this report.

The Relocation Plan was prepared in September, 1997 and revised in April of this year. The revisions were made to reflect the fact that the project site had been reduced in size as a result of eliminating the proposed City parking structure from the project, and that the number of businesses and tenants to be relocated was therefore reduced. It should be noted that since the time the Plan was prepared there has been a significant increase in residential rents throughout the East Bay Area, and that residential relocation costs are expected to be higher than estimated under the Plan.

The revised Plan anticipates the displacement of approximately four households, fourteen businesses and one nonprofit organization. **Staff's** more recent estimate is that there are three households, eleven active businesses and one nonprofit organization. One residence, the Harder House at 753 A Street, is vacant due to major building code violations. The businesses include three auto body or tire shops, one retail business (Baby Wonderland), one fast food restaurant (**Der Wieners&n&l**), one bus station, one bar (the Turf Club), two office uses (a bail bondsman and a chiropractor) and two in-home businesses. The nonprofit organization is the Legal Aid Society of Alameda county.

Relocation of existing tenants is required to be offered after the Agency makes its first offer to acquire the property. For those properties that a Developer acquires, relocation assistance is required to be offered after both of the following occur: 1) after the DDA is executed, and 2) after close of escrow. Acquisition efforts by American Stores Properties, Inc. (**ASPI**) have been underway for some time on this project, and they will continue after the Disposition and Development Agreement (**DDA**) has been executed. In addition, ASPI is expected to request the Agency's assistance to acquire certain properties that it has been unsuccessful in acquiring shortly

Redevelopment Agency Board Members
July 28, 1998

after the DDA is executed. Staff intends to work with ASP1 to offer relocation assistance as soon as possible in order to allow the maximum amount of time feasible to relocate the tenants. The Relocation Plan anticipates that it may require four to six months to relocate the residential tenants, and six to nine months to relocate the businesses. The development schedule allows for this amount of time, assuming relocation activity begins in August. At a minimum the Agency will provide a 90day notice to all **displacees**.

The Relocation Plan researched the availability of single family, duplex and tri-plex type units, because State Relocation Guidelines require that tenants be relocated into equivalent (or better) quality units with the same bedroom count. The survey indicated that there is an adequate supply of these rental units in Hayward. However, as previously mentioned rental rates have been increasing throughout the area, and the current market is very tight. **One** of the households may wish to convert his relocation payment to a home purchase down payment. Tenants interested in homeownership will be made aware of the City's First Time Homebuyer Program. Residential tenants will be provided with payments to supplement the **difference** between their current rent and the calculated cost to replace their unit, for a period not to exceed 48 months. Displaced residential households are eligible for a **lump** sum payment at a minimum of \$5,250. Additional payments may be made depending upon income and the housing market. It is likely that the relocation payments will be in excess of this amount. In addition to any rental assistance that they may be eligible for, tenants will also receive a moving cost allowance and **assistance** 'in finding a new dwelling.

The **survey** of business rental rates indicated that most of the business tenants are paying below market rents for their spaces, and that higher rents can be anticipated. However, some of these costs, along with moving costs and the cost to ready a new location for occupancy, can be reimbursed under the relocation assistance program. A business may also be eligible for a lump sum "in-lieu" payment rather than payment for actual costs. The maximum in-lieu payment is \$20,000. The costs to relocate business tenants are expected to vary widely due to the unique needs of each business. For example, some businesses have fixtures and equipment which may be appraised and purchased. The relocation agent will work with those tenants who wish to remain in the area, and a particular effort will be made to find suitable space for the Greyhound bus **terminal** in the vicinity of the downtown BART station.

The Relocation Plan estimated that approximately \$370,000 will be needed in relocation assistance payments. 'All relocation costs are to be paid by the Developer under the DDA.

In 1975, the Agency adopted the City's Relocation Assistance Guidelines. These Guidelines provide regulations regarding the relocation procedure, including an administrative review process in the event that displaced tenants have a grievance regarding their relocation rights or payments. Since 1975 a number of changes have taken place in State law **pertaining** to its State Relocation Guidelines. As a result, the attached resolution has been drafted to **re-state** the Agency's intent to comply with the State Relocation Guidelines as well as the provisions of California Redevelopment

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Law (CRL) **pertaining to** relocation. **Because** this project has residential tenants, the CRL requires that a relocation appeals board be appointed by City Council in the event that there are grievances by residential tenants regarding their claims. Staff will bring a recommendation to form such a **board in the event that an appeal is filed by a residential tenant.**

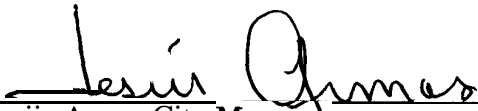
Prepared by:


Maret Bartlett, Redevelopment Director

Recommended by:


Sylvia Ehrenthal, Director of Community & Economic Development

Approved by:


Jesi Armas, City Manager

Attachments: A. Relocation Plan - Lucky Stores Project

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD

RESOLUTION NO. RA-

Introduced by Agency Member _____

RESOLUTION ADOPTING A RELOCATION PLAN FOR THE RETAIL DEVELOPMENT TO BE CONSTRUED ON A SITE LOCATED BETWEEN "A" STREET AND "B" STREET, ON THE WEST SIDE OF MISSION BOULEVARD

WHEREAS, on July 7, 1998, the City Council of the City of Hayward adopted Resolution No. 98-129, a resolution approving SPR 98-130-02, an application filed by American Stores Properties, Inc. for a retail center development containing two buildings with a total of approximately 86,982 square feet and parking at a site located between "A" Street and "B" Street, west of Mission Boulevard and east of Atherton Street ("the Lucky's Store Project"); and

WHEREAS, American Stores Properties, Inc. has asked the Redevelopment Agency of the City of Hayward to enter into a Disposition and Development Agreement for the Lucky's Store Project; and

WHEREAS, the Redevelopment Agency's staff has prepared a Relocation Plan for the Lucky's Store Project, which the Agency Board considered at its July 21, 1998, and July 28, 1998, meeting; and

WHEREAS, the preparation of a Relocation Plan is required by Health and Safety Code section 334111 when families and nonprofit local community institutions may be displaced through the implementation of a redevelopment plan.

NOW THEREFORE, BE IT RESOLVED by the Redevelopment Agency of the City of Hayward that it approves the Relocation Plan prepared for the Lucky's Store Project, a copy of which is on file in the office of the City Clerk, as having been prepared in accordance with the requirements of Health and Safety Code sections 33411 and 33411.1, part of the Community Redevelopment Law; and

BE IT FURTHER RESOLVED that the Executive Director is hereby directed to carry out the Relocation Plan prepared for the Lucky's Store Project, in accordance with the relocation regulations adopted by the Redevelopment Agency of the City of Hayward pursuant to Resolution No. RA-76-06; with Chapter 16, Division 7 of the Government Code, commencing with Government Code section 7260, and with the Relocation Guidelines adopted

by the State of California Department of Housing and Community Development, as these provisions may be amended from time to time.

HAYWARD, CALIFORNIA _____, 1998

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: _____
Secretary of the Redevelopment Agency
of the City of Hayward

APPROVED AS TO FORM:

General Counsel

ATTACHMENT A

Associated Right of Way Services, Inc.
Relocation Plan
for
Redevelopment Agency of
City of Hayward
Lucky Stores Project
September 1997



April 29, 1998

Ms. Maret Bartlett
Redevelopment Director
Department of Community and Economic Development
City of Hayward
22523 Main Street
Hayward, CA 945413011

Re: Hayward Lucky Stores Project
Relocation Plan

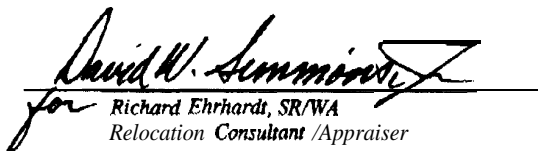
Dear Ms. Bartlett:

In accordance with our contract with the City, we have prepared a Relocation Plan to meet the City's requirements under Department of Housing and Community Development (HCD) regulations for displacement on the proposed Project. This work has been prepared in accordance with HCD guidelines. HCD Relocation Regulations will apply.

As part of the process, we have interviewed the businesses, individuals and families occupying the units to be affected by the Hayward Lucky Stores Project.

Most occupants and business owners were contacted in August 1997 and interviews were conducted. The interviews provided information on households' and businesses' characteristics. The information was then analyzed for statistical purposes. A revised analysis was completed in April 1998.

The residential occupants' needs were compared with the housing available within the surrounding community. The persons to be relocated are generally mixed income. Due to rent and income levels, a Last Resort Program is required. The results of our investigation are contained in the following report. Assurances can be provided that housing is available and can be made affordable; however, some special circumstances apply.


for Richard Ehrhardt, SR/WA
Relocation Consultant /Appraiser


Barbara James
Relocation Consultant

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Project Location Map --



Project Location Map

Redevelopment Agency City of Hayward

Lucky Stores Project



**Relocation Plan
Redevelopment Agency of City of Hayward
Hayward, CA**

Prepared By:

Associated Right of Way Services, Inc.

September 1997

Section I.

Data Sheet and Summary of Recommendations



Section I.

Data Sheet and Summary of Recommendations:

Project: Hayward Lucky Stores

Type of Project: Downtown Redevelopment -- Mission Boulevard Between "A" and "B" Streets

-- Total Displacement --

Single Family Residence

Owner Occupied	0
Tenant Occupied	1
Vacant	0
Total Households	1

Apartment Units

Owner Occupied	0
Tenant Occupied	3
Vacant	0
Total Households	3

Single Room Occupants 0

Total Households: 4
(All types)

Agricultural 0
Non-profit 1
Business 14 .

Total Businesses: 15

* Includes 2 in-home businesses.

Displacement Period: 199s - 1999 (Portion)

Estimated Lead Time Required: Four to Six (6) mouths (minimum) residential occupants
Six (6) to nine (9) months (minimum) non-residential occupants

Recommendations:

	<u>Yes</u>	<u>No</u>
Re-renting Acquired Property		X
Field Office Required		X
Language Assistance Required		X
Last Resort Housing	X	
Acquisition Priorities Needed	X	
Occupant Eligibility Contacts	X	

A. Summary of Conclusions

1. Maximum **units** displaced including all known design alternatives:

Single Family	1
condo Units	0
Apartment units (<i>Unfurnished</i>)	3
Businesses (<i>Includes 2 in-home</i>)	14 *
Non-profit	1
Rooming House (<i>Furnished</i>)	

Overall Total Units **19**

Total Households	4
Residential Persons	9
Business Employees **	61 **

* **Information on** one business was not available. For purposes of this report, it is counted as single employee. One business is temporarily closed, however, it has been included in this report.

**** This includes five (5) employees of the non-profit agency.**

3. Adequate **Relocation** Resources Exist For:

	Yes	No
Tenants-Residential	<u>X</u>	<u> </u>
Business	<u>X</u>	<u> </u>
Non-profit	<u>X</u>	<u> </u>
Agricultural	<u>N/A</u>	<u> </u>

4. **The** displacement neighborhood **and** relocation areas are comparable in terms of amenities, public utilities, accessibility to public services, transportation and shopping **facilities**.

Yes **X** No

5. The Relocation Resources are **affordable** to displacees given the use of replacement **housing** and rental assistance **payments**.

Eligible Yes **X** No

6. Are there other public projects in the area that will displace other **families** or make additional housing available concurrently with the subject Project?

Yes No **X**

7. The City's Relocation Program is adequate to successfully relocate all displacees.

Yes **X** No

Section II.

Project Assurances



II. Project Assurances:

- A. It is the policy of the City of Hayward that:

There will be available or made available, **sufficient** comparable replacement housing to permanently rehouse the **displacees**.

No Pre-acquisition occupant will be required to relocate until at least one (1) comparable replacement housing unit has been made available to the household.

No Post-acquisition occupant will be required to relocate until at least one (1) adequate replacement housing unit has been made available to the household.

At **the** time of service of the ninety (90) days notice to vacate, at least one (1) comparable unit will be presented to each fully eligible residential household that is being displaced. Referrals to additional units may be provided upon request.

The City's appraisal, acquisition and relocation assistance plan is adequate to provide orderly and timely relocation of all persons and businesses to be displaced.

Payments and **benefits** as **required** by **the** Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended will be made.

- B. This analysis and plan was originally prepared in September of 1997. Subsequently, the Agency revised the project boundaries and eliminated several parcels with nine (9) residential units **and** three (3) business occupants. The report was **modified** in April of 1998 to reflect these reduced numbers. The conclusions remain the same.

Section III.

Project Data



III. Project Data:

A. Purpose of Study

The purpose of this Plan is to provide the City of Hayward Community and Economic Development Department (**City**), the community of Hayward (**Community**), local agencies and the public with summary and statistical information regarding the impact of the proposed Hayward Lucky Stores Project. Specifically, this Plan is concerned with **potential** problems caused **by the loss of existing structures and** displacement of the residential and non-residential occupants by the Project.

B. Limits and Purpose of Project.

The Project is located in downtown Hayward along one of the main thoroughfares in town. The Project is designed to continue the redevelopment of downtown Hayward with the development of a 62,000 square foot Lucky supermarket plus ancillary retail. The project will be located on a 5 acre site in **downtown** across from the new civic center. The area **affected** by the Project can be more clearly seen on the Project Location Map.

C. Basis of Findings

The sources used in the preparation of this study were both primary and secondary in nature. They included:

1. City of Hayward - various departments
2. Newspapers
3. Hayward Chamber of Commerce
4. Local Realtors
5. Interviews with property occupants
6. Interviews with property owners
7. Association of Bay Area Governments
8. Alameda County Multiple Listing Service
9. California Dept of Finance

D. Relocation Assistance Program (RAP) Staffing Needs

Fiscal Year of Displacement 1998 -1999. Approximately four (4) residential households and approximately fourteen (14) businesses will require relocation field services in accordance with this relocation plan (**Two businesses are "in-home" and are subject to verification.**) Additionally, one nonprofit **organization** must be moved.

In order to maintain a high level of service to those being displaced and to expedite relocations including valuation studies, an estimated two (2) qualified outside consultants will provide the necessary relocation field services**for** this Project.

E. Estimated Relocation Costs

The following relocation capital cost estimates are provided for Project **feasibility** and budgeting purposes only. They should not be interpreted as firm “not to exceed” or actual entitlement costs. The figures are **estimates** only based on the best **judgment** and experience of the writer. The figures do not include “soft costs” i.e., **fees** and payments necessary to implement the relocation program.

	LOW	High	Most Likely
* Businesses - Fourteen (14) (Assumes 2 in-home business Displacements)	\$200,000	\$305,000	\$260,000
Residential Occupants (Assumes full occupancy)	\$ 90,000	\$120,000	\$110,000
Range	\$290,000	\$425,000	\$370,000

- * One (1) business is closed at this time; however, for the purpose of this report, the business has been included in the calculations.

Section IV.

Area Characteristics



IV. Area Characteristics:

A. General Information on Community

Hayward is located in the heart of Alameda County **between** Oakland and San Jose. The City lies 25 miles southeast of San Francisco, 14 miles south of Oakland and 26 miles north of San Jose.

Hayward is a central hub **of the** Bay area. The resources available are typical of a large city. Business in the downtown area consists of retail stores, auto dealerships, neighborhood shops, **food** chains and restaurants. Southland Mall is one of the major shopping areas within the City, serving Hayward and South County. There are two major colleges, Cal State University and Chabot College. Medical facilities include two major hospitals and several smaller medical centers.

Hayward is the second largest source of employment in Alameda County. Major employers include the Hayward School District, **Mervyn's**, Kaiser Permanente Medical Center, California State University, Chabot College, Pacific Bell and the City of Hayward.

Hayward is situated at the intersections of Interstate **580/880** and Highways **92/238**. Transportation is served by two BART stations, AC Transit, **SAMTrans** and Greyhound bus systems. The Greyhound bus terminal is located in the Project area. Two Southern Pacific Railroad lines and one union Pacific Railroad line serve the area. Air travel includes the Hayward Air Terminal, a major civil airport serving the Bay Area, and Oakland International Airport.

The population of Hayward is just over 123,900 according to estimated figures. This represents approximately a 1.4% increase in population over the last three (3) years. The 1994 Census shows a population of 122,584. **Of this** figure, 5 1.2% are Caucasian, 23.9% are Hispanic, 9.4% are Black, 14.6% are Asian/Pacific Islanders and 9% are other. The **California** Department of Finance reports a 4.97% vacancy rate for all types of housing in Hayward.

B. Project Area Characteristics

The Project area lies within the limits of the redevelopment area of the City of Hayward. The downtown area is undergoing a **facelift**. To preserve downtown's historic character, many old buildings are undergoing extensive restoration. *(A map showing the Redevelopment Area within the City of Hayward follows this page.)* The area is a mix of commercial and residential uses. Residential uses include two (2) single family residences, a rooming house and a triplex. Within the Project area, there are eighteen (18) businesses and four (4) residential units. The businesses consist of a bar, retail stores, service businesses, auto repair and tire store and one (1) nonprofit.

The Project area, both on "A" Street and Mission Boulevard, is a heavily traveled route used by both residential and commercial traffic. "A" Street is a main thoroughfare heading easterly through Hayward. It meets Foothill Boulevard **after** crossing BART tracks and Mission Boulevard.

Hayward Redevelopment Project Area Map



Residential and Commercial units are all older buildings. A new 127,000 square foot civic center adjacent to the Project area is scheduled for completion in December of 1997.

C. Displacement Area

The project is located on Mission Boulevard between “A” and “B” Streets and it is bordered to the west by Montgomery ~~Street~~, the south side of “A” Street and the north side of “B” Street.

The displacement area impacts two (2) heavily traveled roads; “A” Street and Mission Boulevard. Residential units are located on both “A” and “B” Streets. Commercial units are located along Watkins Street and Mission Boulevard.

D. Housing Characteristics

The study area lies in a mixed commercial and residential area. The single family residential units located on “A” Street are surrounded on either side by commercial businesses. ~~The~~ units on “B” Street are located on a residential street; however, there are businesses on the east end of “B” Street.

Single family residential units along “A” Street are all older structures (*40-50 years*). The low density apartment units and a rooming house, located on “B” Street, are newer units (*20-30 years*) . The ~~3-unit~~ apartment house has been completely remodeled.

E. Zoning, Land Use and Development

There are two (2) commercial zoning designations **within** the Project area. The commercial zoning designations are as follows:

Central City Commercial Subdistrict (CC-C) and Special Design Overlay District(*SD*)

Central **City** or CC District (*CC*):

The purpose of the Central City District is to promote the development of the downtown area as the central area of the City for business, governmental, cultural, **financial**, residential, office and ~~entertainment~~ uses.

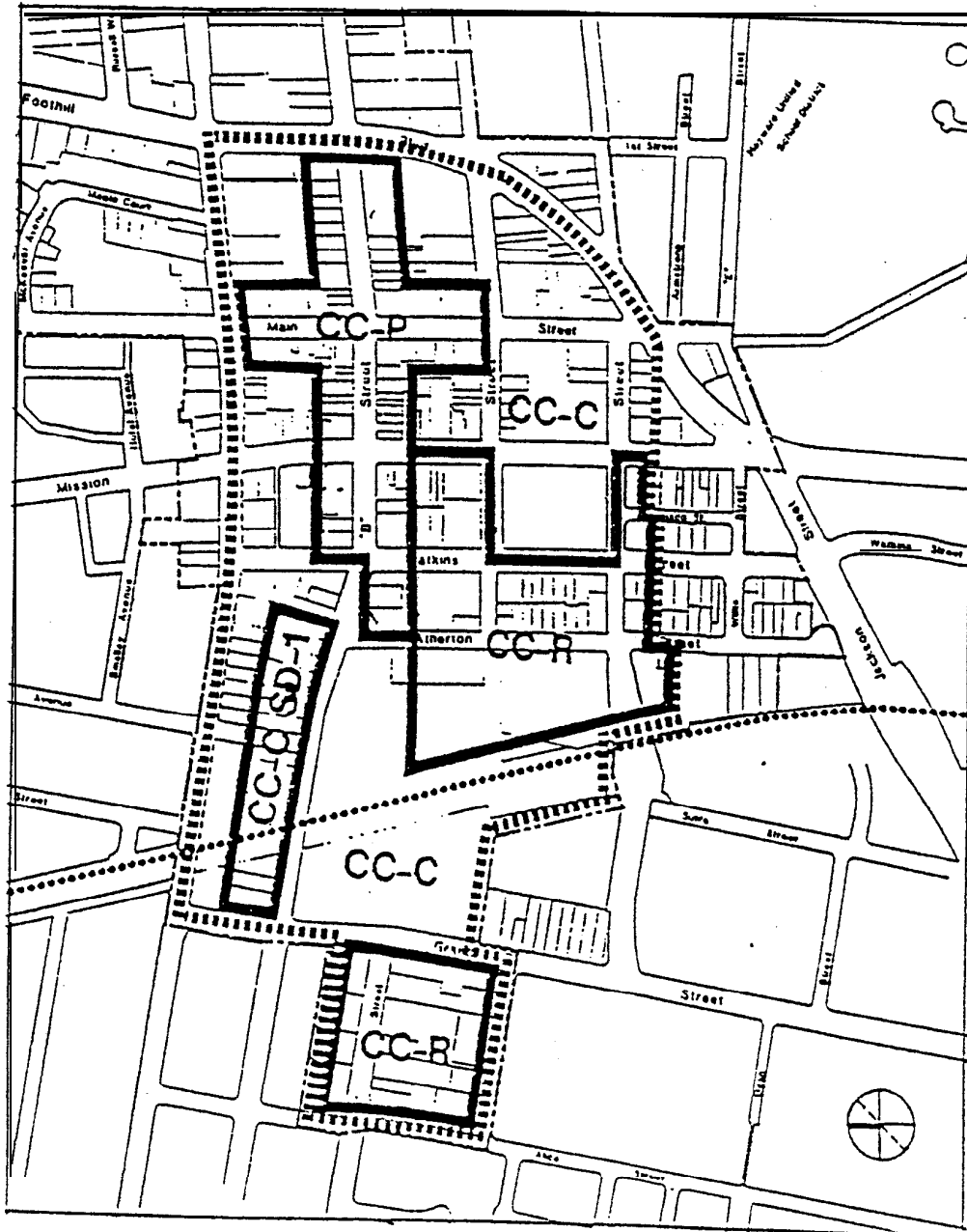
Central **City** - Commercial Subdistrict (*CC-C*):

The purpose of the Central City - Commercial Subdistrict is to establish a mix of business and other activities which will enhance the economic vitality of the downtown area. Permitted activities include, but are not limited to, retail, office, service, lodging, entertainment, education and ~~multi-family~~ residential uses.

Special Design or Overlay District(*SD*):

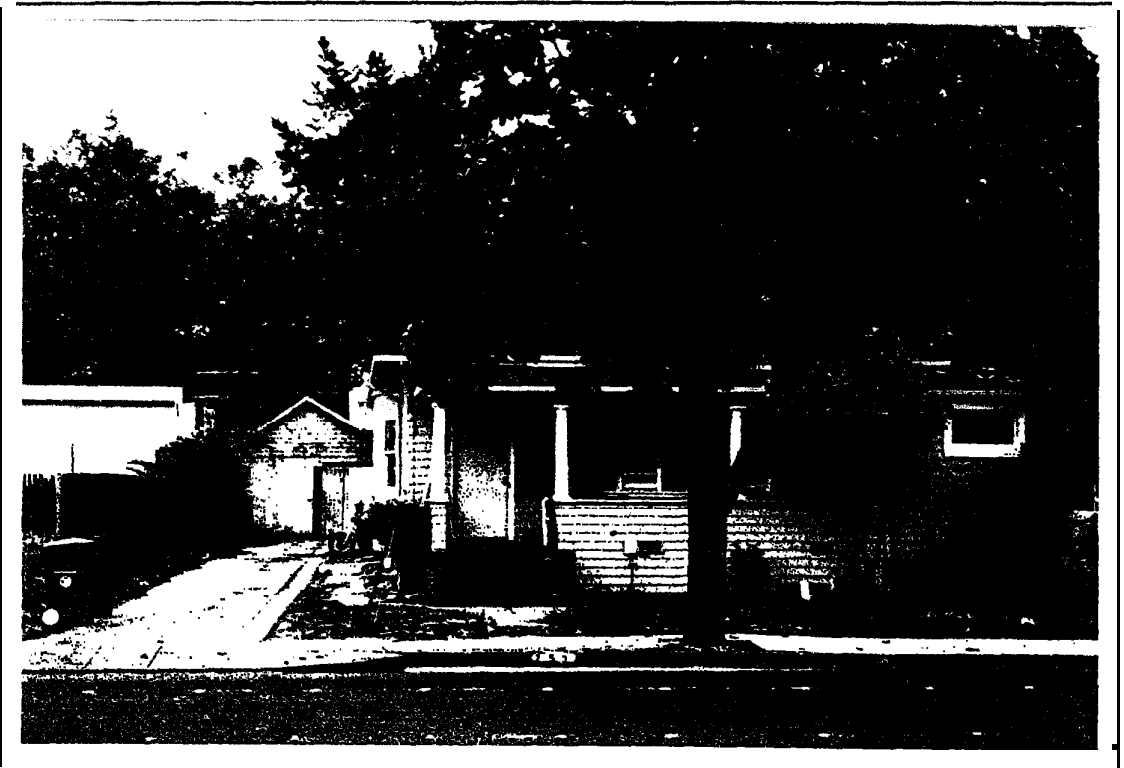
The Special Design Overlay District was created to provide for the conservation and compatible development of areas **within** the City. Special requirements apply in addition to the requirements of the underlying district and other design and development performance standards, including the provisions of the historic Preservation Ordinance.

Zoning Map

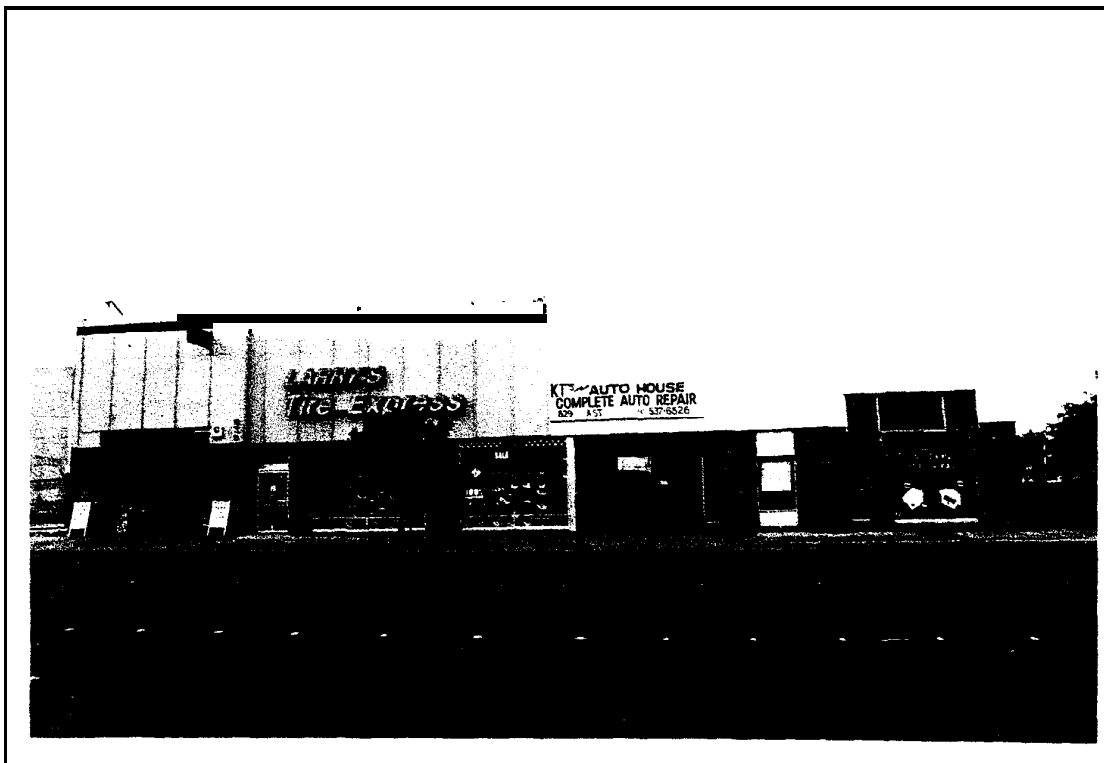




"B" Street (Triplex)



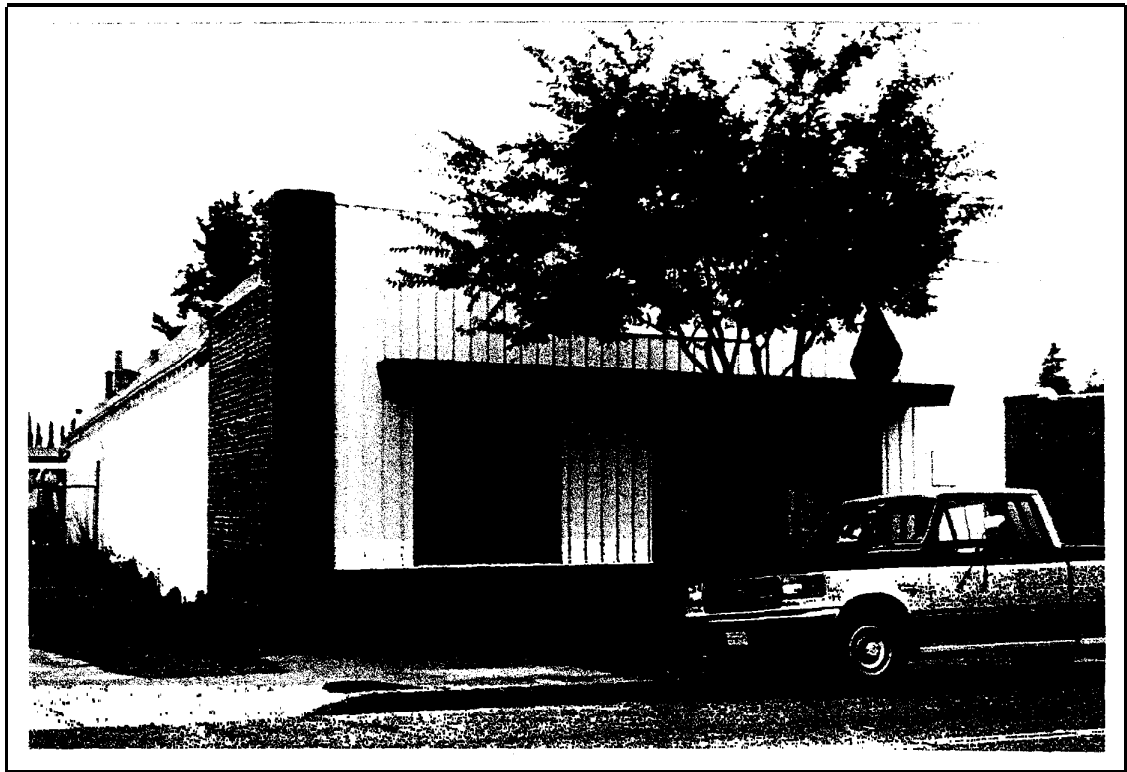
"A" Street (single Family Residence)



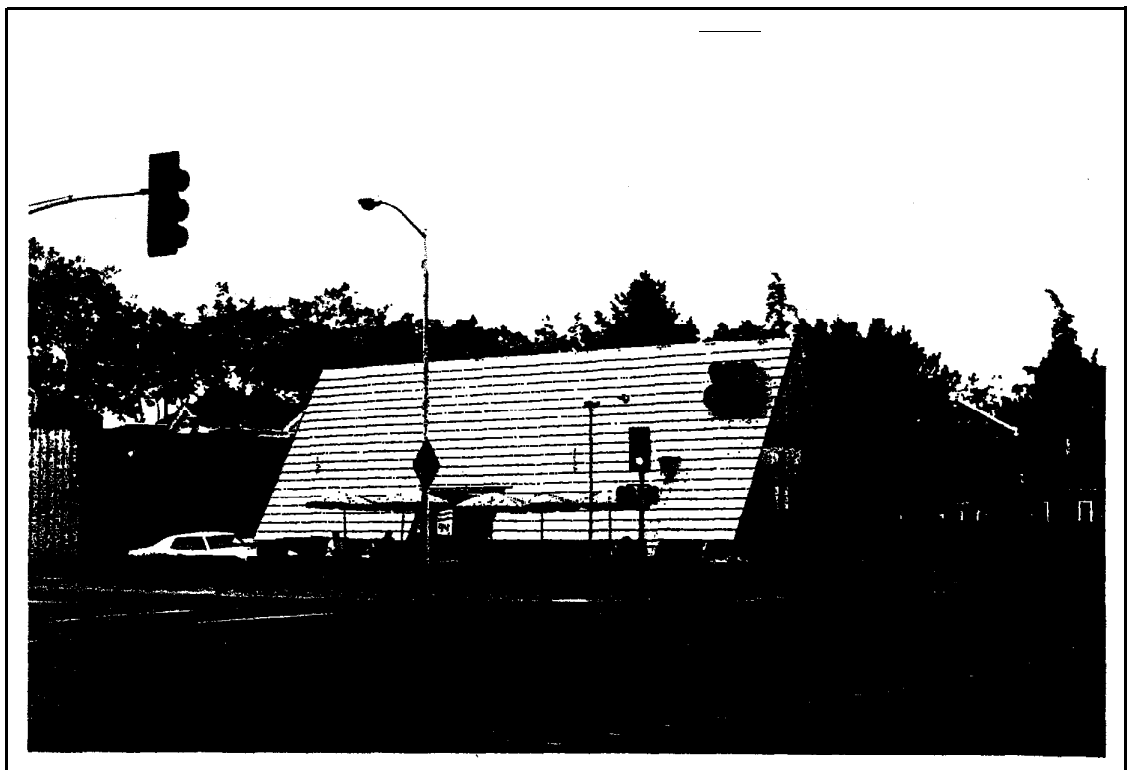
"A" Street (Commercial Businesses)



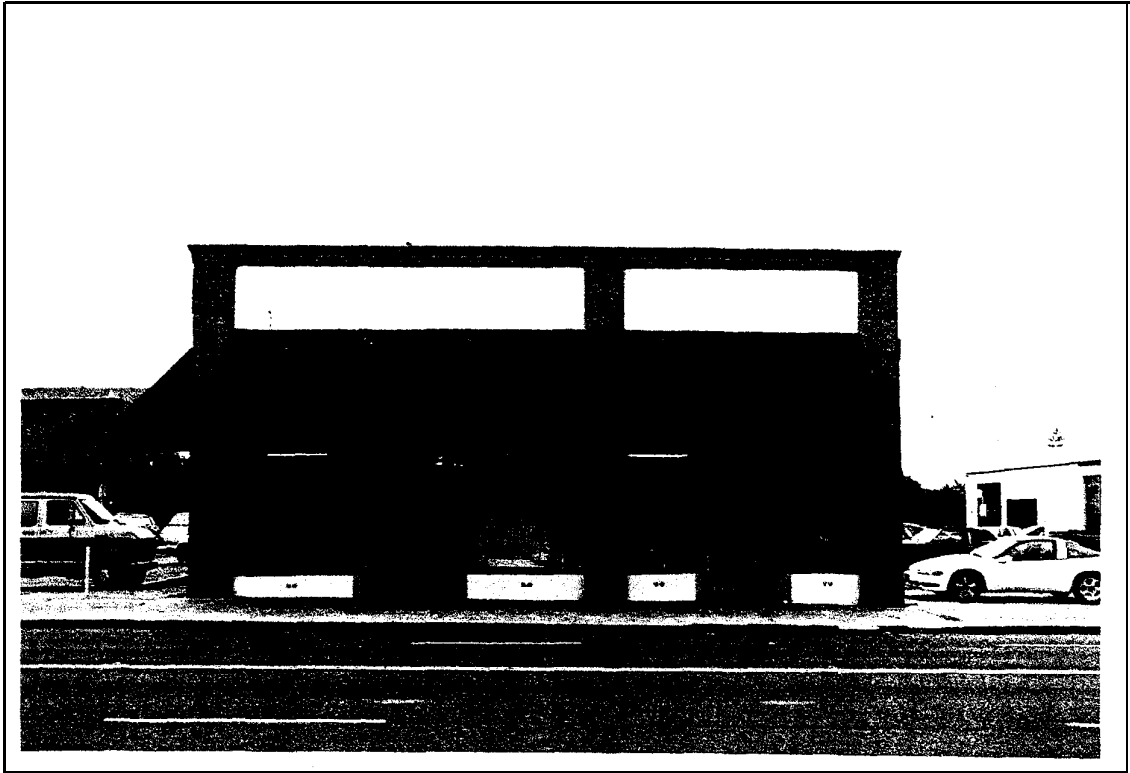
Corner of "B" and Watkins Streets (Bus Terminal)



Watkins Street (Non-profit)



Comer of "A" and Watkins Streets (Fast Food)



Mission Boulevard (Retail Business)



Mission Boulevard (Commercial Business)

Section V.

Project Displacement



V. Project Displacement:

	Occupants Displaced
Residential	10
Business	61
Non-profit	5
Agricultural	<u>0</u>
Total	76

The table **above** depicts the number of occupants and/or workers in the residential and non-residential units to be displaced. The two (2) in-home businesses have been included as residential occupants.

A. Residential

A field survey was conducted during the month of August 1997.

Housing **Units** *Type and Number of Housing Units Affected*

Building Type	Number of Units
Single Family Residential	1
Vacant • SFR	0
Rooming House	0
Vacant • SRO	0
Apartment s	3
Vacant • Apts.	<u>0</u>
Total	4

The following table shows the characteristics of those households which may be displaced.

Bedrooms

Unit Size	Households
One Bedroom	1
Two Bedroom	1
Three Bedroom	<u>2</u>
Total	4

Age Distribution
Age /Sex Characteristics

Ages	Female	Male	Total
0-5	1	1	2
6-10	0	2	2
11-18	0	1	1
19-24	0	0	0
25-35	0	1	1
36-50	2	1	3
51-64		0	0
64+		0	0
Total	3	6	9

The youngest occupant is two (2) years of age. There are four (4) children in occupancy eighteen (18) years of age and younger.

Length of Residency

Time in Residency	Households
Less than 1 Month	0
Less than 3 Months	0
Less than 1 Year	0
1 Year +	1
2 Years +	3
Total	4

Length of occupancy was measured **from** the interview period in August 1997. Overall, the occupancy period for most residents is relatively long, in excess of two (2) years.

Employment Status

	Households
Employed	3
Unemployed	0
Self-employed	0
Student	0
AFDC/Welfare	1
Retired	
Total	4

Employment *(Location)*

Location	Tenants
Hayward	2
San Francisco	1
East Bay	1
Total	4

The employment areas for the tenants are in various areas of the east Bay. One tenant is employed in San Francisco. Two of the occupants are self-employed and work at home.

Household Income *(Monthly)*

Income	Households
\$ 0 - 250	0
251 - 500	0
501 - 750	1
751 - 1,000	0
1,001 - 1,250	1
1,251 - 1,500	0
1,501 - 1,750	0
1,751 - 2,000	1
2,001 - 2,250	0
2,251 - 2,500	0
2,501 - 2,750	0
2,761 - 5,000	1
Total	4

incomes vary. Two (2) families are **self-employed** and income varies.

Mode of Travel	Tenants
Car	4
BART	1
Bus	0
Bike	0
Walk	0
Total	5

Although the majority of households have their **own** transportation, some expressed the convenience of **BART** and local amenities that are within walking distance of their homes. The **tenants** use more than one mode of transportation.

Neighborhood **and** Housing Likes
(*Why do you like or choose to live here?*)

Reason	Responses
Cost of Housing	5
Employment (Close by)	4
Schools (Includes Colleges)	1
Friends/Family in the area	2
Long time residence	
Like house	3
Convenient to shopping	3
Like the neighborhood	2
Only place available	0
Convenient to Public Transportation	4

Most tenants had more than one reason **for** choosing to, live at this location. All the occupants interviewed indicated that the convenience of the location to public transportation and BART, and affordability of housing were the major reasons they had chosen to live there.

Area of Preference for Relocation

Location	Responses
Hayward	3
San Lorenzo	0
Castro Valley	0
Undecided	2

Most occupants expressed a **wish** to remain in Hayward. One (1) household had two responses. One (1) tenant indicated that he would consider other local communities and two (2) tenants were undecided.

Ethnic Distribution

Group	Number (<i>Households</i>)
Hispanic	1
Black American	1
Caucasian	1
Asian	1
Total	<u>4</u>

Head of Household

There are four (4) single heads of household including three (3) female heads of household. Two (2) tenants are included as one combined household.

Overcrowding

No overcrowding was noticed.

Rent Subsidies

One (1) household anticipated a reinstatement of rental subsidy to Section 8.

Monthly Rental Rates

Some of the occupants feel that they are paying below market rents for their units. These households reported that the affordability of housing was one of the main reasons why they chose this **unit** as their home.

Rent (Monthly)			Households
301	-	350	0
351	-	400	0
401	-	450	1
701	-	750	2
751	-	800	0
801	-	850	0
8.51	-	900	0
901	-	950	1
Total			4

One (1) household shared the rental cost.

Households With Pets

Two (2) of the households reported that they have **pets**.

Summary of Residential Occupants

Of the four (4) households potentially impacted by this Project, one (1) occupant refused to be interviewed. However, some **information** on this household is included here which was secured **from** secondary sources.

Most of the occupants interviewed expressed a desire to remain in the same neighborhood, especially those who depend on public transportation and BART. Other occupants reported the proximity to their employment is an important reason for wishing to remain in the community.

It is considered that there are adequate resources for residential relocation within the area. Two (2) of the households are considered low income, another is moderate. The occupants **are** either **self-employed**, employed or on Aid to Families with Dependent Children (AFDC). **Income** information will be verified at a later date for purposes of calculating entitlements under the relocation program so as to test **affordability** using the 25% rule.

The total project residential displacement is made up of one (1) single family residence in poor condition and one (1) 3-level triplex.

Tenant Occupied Needs

Table I

Hayward Lucky Stores Project

Housing Type: Low-density Residential (Triplex)

N -- Total Project Needs

A -- Units Available

City of Hayward

Number of Bedrooms

Price \$	Studio		1 Bedroom		2 Bedroom		3 Bedroom		Totals	
	N	A	N	A	N	A	N	A	N	A
\$451 - 500					1					
501 - 550										
551 - 600										
601 - 650										
651 - 700										
701 - 750			1							
751 - 800										
801 - 850										
900 - 950							1 *			
Total			1		1		1			

* All three units in the triplex are very large and have additional rooms. These units may be compared to larger replacement housing or a single detached home.

Tenant Occupied Needs

Table II

Hayward Lucky Stores Project

Housing Type: Single Family Residential

N -- Total Project Needs

A -- Units Available

City of Hayward

Number of Bedrooms

Price \$	Studio		1 Bedroom		2 Bedroom		3 Bedroom		Totals	
	N	A	N	A	N	A	N	A	N	A
\$601 - 650										
651 - 700										
701 - 750										
751 - 800										
801 - 850										
Total										

The occupant is low income.

B. Business Displacement

There are **fifteen (15)** business establishments impacted by the Project including two (2) in-home businesses and one (1) non-profit. One business in the Project area is closed and one **business refused** to be interviewed; however, they are included in this report.

The businesses **affected** are located on the west side of Mission Boulevard and Watkins Street, the south side of "A" Street and the north side of "B" Street. These businesses are subject to City regulations.

Business Units

Type and number of Business Units Affected

The following statistical information shows the nature of business space occupied and the type of businesses impacted by the Project.

Business Type	Number of Units (Displacement)	Business Type	Number of Units (Displacement)
Auto Body/Tire Shops	3	Bar *	2
General Retail	1	Video	1
Fast Food	1	Non-Profit	1
Office	2	In-home	2
Bus Station	1	Total	15
Laundry	1		

* One bar is closed. As of April 1998, the video store appears closed.

Displaced Businesses

Business Space Occupied

Sii of Business Space (Sq. Ft.)	Number of Businesses
0 - 250	3 *
250 - 500	0
501 - 750	0
751 - 1,000	3
1,001 - 1,500	2 **
1,501 - 2,000	0
2,001 - 2,500	2
2,501 - 3,000	1
3,001 - 4,000	1
4,001 - 5,000	2
5,001 +	1
Total	15

* Two (2) are in-home businesses. One (1) business will relocate to home.

** Two (2) businesses are temporarily closed.

Years Business in Operation at Displacement Site
(Displaced Businesses Only)

Number of Businesses	Number of years
5 *	0-5
3	6-10
2	11-15
0	16-20
1	21-25
4	26+
Total	15

* **Two (2) of these** businesses are in-home businesses.

Several of the potentially displaced businesses have been in operation at the displacement site in excess of **twenty** (20) years.

Number of Employees at Business Displacement Location

Number of Businesses	Number of Employees
3	1
1	2
2	3
1	4
1 **	5
2	6
1	7
1	11
1	12
Total	13 <i>(Two in-home businesses are not counted here)</i>

Two (2) businesses are temporarily closed. *(No count)*

** One (1) business is a non-profit.

Monthly Rental Rates
(Displaced Businesses Only)

Monthly rental rates vary and information was not available for one (1) business. One (1) of the businesses is an owner occupant. Two (2) businesses are home-based. One (1) business rent is **33-35%** of gross sales.

Summary of Business Displacement

Fifteen (15) businesses will be impacted by the Project.

The remaining businesses displaced by the Project are a bar which has been in existence for over sixty (60) years, a bus terminal which has been in existence over twenty (20) years, a fast food business, two (2) auto body shops, a tire express, a laundry and one (1) retail enterprise. All the businesses tend to be small and local in character. The non-profit is community oriented as is the bus station.

Two (2) of the businesses have existed at this site for over thirty (30) years; one business over forty (40) years and one (1) over sixty (60) years.

C. Non-profit Displacement

The Legal Aid Society of Alameda County, a non-profit agency, has been located on the site for over twenty (20) years. One (1) space in the building is occupied by the property owner for his business use.

D. Parking and Other Impact

None

E. Hazardous Waste Sites

Some of the displaced businesses, such as the auto body shops, may use toxic substances which typically leave a residue of toxic and hazardous wastes. However, none of the interviewed businesses **stated** they used toxic substances.

As of this date, there is no known evidence of soil contamination in the Project. However, separate studies may identify these problems and any hazardous materials discovered will be mitigated as required by law.

F. Summary of Displacement
(Residential and Business Units)

Building Structures Displaced
Residential

Low Density units (Triplex)
Single Family Residences

Units Displaced

Business
Non-profit

Households Displaced

People Displaced

Residential	9
Non-residential *	56
Non-profit	5

Total	<u>70</u>
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- * Two (2) in-home businesses are included as residential displacements. Several buildings **contained more than one** (1) tenant/occupant.

Section VI.

Competing Displacement Needs



VI. Competing Displacement Needs:

The subject area has **four** (4) potential residential displacements and fourteen (14) business (including **two** (2) *home-based businesses*) displacements. **In** addition, there is one (1) non-profit organization for a total **of fifteen** (15) business displacements.

According to the City of Hayward, there are no known competing displacements at the time of the writing of this report.

Section VII.

Relocation Resource Area



VII. Relocation Resources Area:

Displacement of businesses and residential occupants will occur in downtown Hayward as a result of the City of Hayward Lucky Stores Project. This area is a mixed-use area with both residential and business uses.

Most residential and business displacees, when interviewed, expressed a desire to stay within the immediate area. Some displacees expressed a willingness to consider relocation areas outside of the city limits.

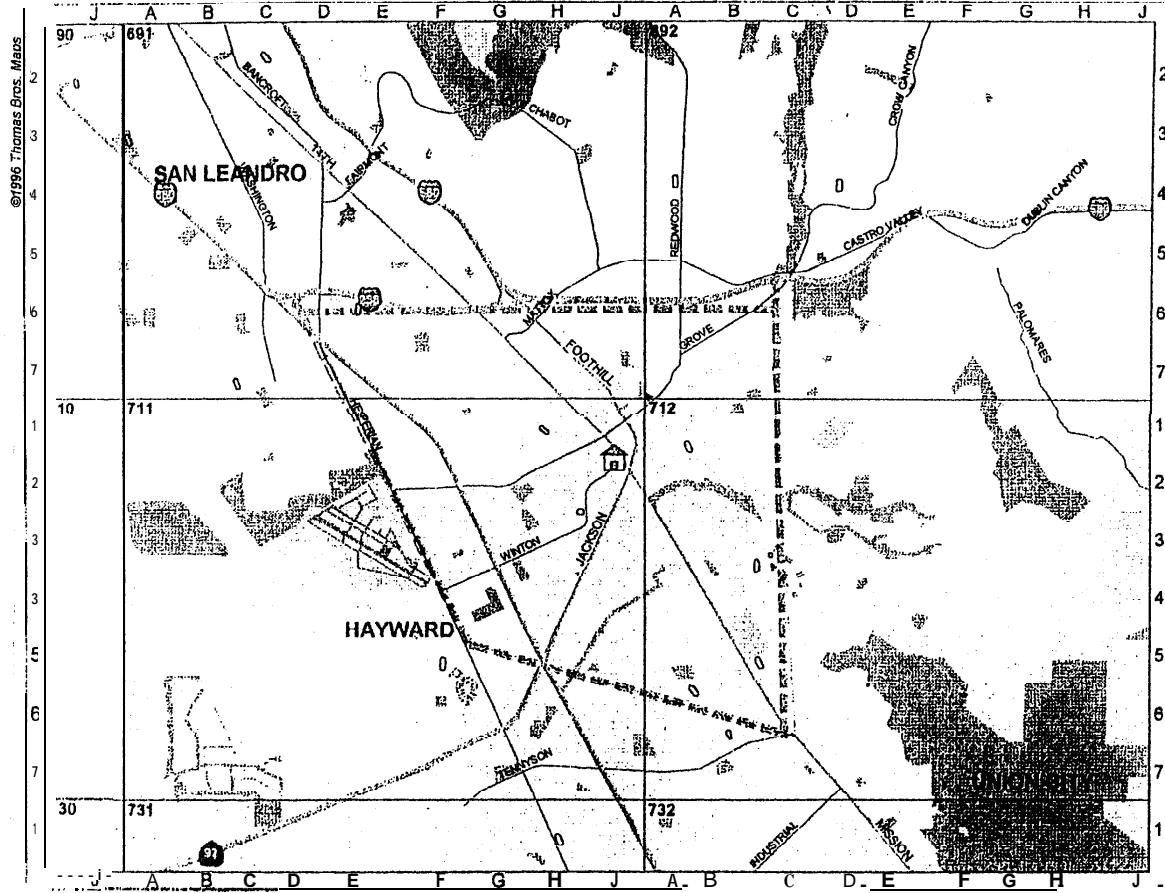
Commercial

Hayward is a large city and most resources are within the City boundaries. The downtown area has several commercial and retail vacancies. Both Foothill and Mission Boulevards have large commercial strips stretching **from** Oakland on the north to Union City and Fremont on the south. Southland **Mall**, a large retail center in the western part of Hayward, supports several commercial enterprises. The Hayward airport is a major center for office and industrial use. Additional commercial space is available along the 880 Freeway corridor.

Residential

A large number of single family residences are located in housing tracts in the area surrounding Southland Mall. The Hayward Hill area above Foothill Boulevard, close to the University, is an area of dense single family housing. Multiple residential units are scattered throughout the City and into the neighboring communities of San Leandro, Castro Valley and Union City. The South Hayward BART station is located close to Mission Boulevard and Tennyson Road in close proximity to several residential areas. Resources are broadly available.

Relocation Resource Area Map





Section VIII.

Relocation Resource Availability

VIII. Relocation Resource Availability:

A. Residential

1. Resource Data

One objective of this report is to determine whether suitable replacement housing is available for those persons being displaced. The persons displaced **fall** into two (2) basic categories: tenant occupants of single family residences and tenant occupants of low density residential housing.

The housing stock of the area gives us an indication of the type and potential availability of housing for residents. According to a California Department of Finance Report, official State estimates are as follows: 49% of housing in Hayward is “detached” housing, 7% is “attached” single **family** housing; 7% is **classified** as two to four (2-4) units (low **density housing**); **32% is classified** as 5+ (**high density**) and 5% is mobile homes. Housing units total over 44,000. Figures for the surrounding communities, all of which are in Alameda **County, can be seen in the** Table shown

2. Vacancy

The **number** of units available for the **displacees** was investigated. Vacancy factors or rates can give a general indication **of the** overall availability of housing. According to the California Department of Finance, **estimates** for vacancy rates in Hayward show a vacancy factor of just under 5% **inclusive** of all types of housing.. Of Alameda County, Emeryville and Oakland have the highest vacancy factors of 11.36% and 6.07% respectively. **In** actual numbers **of housing** units available, a 5% vacancy rate for Hayward translates to thousand two hundred and two (2,202) units available as of January 1, 1997. Please note that these figures are estimates of housing units and do not necessarily relate to current housing availability.

3. Market Research

In addition to more structured **information**, contacts were made with persons in the real estate market. From these **contacts**, it could be **ascertained** that the market is ongoing and provides a reasonable supply of units for rent and/or purchase on an overall basis relative to the size of the Project. Rents do not appear to have changed **significantly** over the last year, but are increasing.

The practical availability of rental housing is usually depicted by **units** advertised for rent. Since the displaced units are single family and low density units, the most extensive rental advertising, for Hayward and surrounding communities, is in The Daily Review. A spot check of actual available rentals was also conducted. A number of unadvertised rentals are available consistently. The newspaper classification “Apartments” was not included in this study.

Advertising can be misleading to some extent due to units being advertised continuously and sometimes even past the point they are already rented. In order to avoid this factor, and to allow **for** turnover **of units**, a selective amount of advertising dates were used. Eight (8) issues of The Daily Review were surveyed over the last eight (8) months. Figures **from** these were tabulated which includes the months of January through August of 1997.

City / County population Estimates with Annual Percent Change
January 1, 1996 and 1997

County City	Total Population 111996	Total Population <i>in</i>997	Percent Change
California	32,223,000	32,609,000	1.2
Alameda County	1,356,300	1,375,900	1.3
Alameda	78,300	76,300	2.6
Albany	17,100	17,300	1.2
Berkeley	104,700	105,900	1.1
Dublin	26,250	26,750	1.9
Emeryville	6,450	6,525	1.2
Fremont	188,000	192,200	2.2
Hayward	122,200	123,900	1.4
Livermore	65,500	67,800	3.5
Newark	40,000	40,450	1.1
Oakland	383,900	3 8 8 , 1 0 0	1.1
Piedmont	11,150	11,300	1.3
Pleasanton	58,800	59,800	3.5
San Leandro	71,600	72,600	1.4
Union City	58,400	59,700	2.2
Unincorporated	125,100	127,300	1.8

City / County Population and Housing Estimates January 1, 1997

Official State Estimates

	POPULATION			HOUSING UNITS							PERSON	
	TOTAL	HOUSE- HOLD	GROUP QUARTER	TOTAL	SINGLE		MULTIPLE		MOBILE	% OCCUPIED	PER HOUSE	HOLC
					DETACHED	ATTACHED	2 TO 4	5 PLUS	HOMES			
ALAMEDA COUNTY												
AMENDA	76,349	74,241	2,108	31,527	12,083	3,338	5,787	10,300	19	29,977	4.92	2.4
BANY	17,315	17,272	43	7,487	3,816	149	789	2,731	2	7,210	3.70	2.3
BERKELEY	103,927	93,564	12,364	7,082	19,426	1,294	9,562	15,696	14	43,688	4.99	2.1
BURLIN	26,725	22,891	3,834	7,949	5,129	717	166	1,906	31	7,731	2.71	2.9
BERYVILL	6,535	6,485	50	4,083	353	484	522	2,720	d	1,619	1.96	1.7
BYWARD	122,860	120,793	1,317	44,282	21,798	6,381	2,004	16,722	783	63,823		
						2,997	3,106	14,100	2,286	42,083		2.9
VERMORE	67,769	67,542	227	24,524	17,264	1,967	980	3,827	486	23,558	3.94	2.8
SWARK	40,459	40,401	58	2,724	8,892	1,378	646	1,793	15	12,445	2.19	3.2
AKLAND	388,054	380,680	7,374	15,865	67,220	5,908	29,236	52,075	201	144,285	6.70	2.6
EDMONT	17,291	17,291	0		3,748	21	51	44	1	3,772	2.41	2.9
EASANTON	59,758	59,590	168	22,085	14,395	2,395	1,064	3,809	422	21,090	4.51	2.8
IN LEANDRO	72,603	72,279	324	30,448	17,887	1,880	1,935	7,079	867	29,378	3.31	2.4
ION CITY	59,678	59,246	432	17,382	10.5%	2,245	1,072	2,535	934	16,785	3.53	3.5
INCORPORATED	127,293	124,194	3,099	47,961	32,281	2,887	3,261	8,651	881	46,152	3.11	2.6
INCORPORATED	1,248,557	1,218,892	29,665	473,140	242,874	31,154	56,910	136,137	6,065	449,446	5.01	2.7
TOTAL COUNTY	1,375,850	1,343,086	32,764	521,101	275,155	34,041	60,171	144,788	6,346	495,598	4.89	2.7

The two (2) tables following show availability of housing for two (2) types of housing; tenant occupied, low-density housing (2-4 units) and tenant occupied single family housing.

	Housing Availability Table - I A	
--	---	--

Source: The Daily Review

January through August 1997

N -- Total Project Needs

A -- Units Available

City of Hayward

(Hayward and Surrounding Communities)

Townhouse, Condos and plexes

Low Density Housing

Monthly Rental Rate	Studio		1 Bedroom		2 Bedroom		3 Bedroom	
	N	A	N	A	N	A	N	A
400 - 450				2				
451 - 500				0				
501 - 550				4				
551 - 600				3		1		
601 - 650				2		4		
651 - 700				7		1		
701 - 750				8		5		
751 - 800				8		4		1
801 - 850				1		3		
851 - 900				4		9		
901 - 950				1		4		
951 - 1,000				1		1		1
1,001 - 1,050				3		4		3
1,201 - 1,500				1		0		3
Total		0		46		36		8

Note: Data is **from** one day/month.

Hayward plexes and condominiums were reviewed for availability.

	Housing Availability Table -- HA	
--	---	--

Source: The Daily Review

January through August 1997

N -- Total Project Needs

A -- Units Available

City of Hayward

Single Family Residences

Monthly Rental Rates	Studio		1 Bedroom		2 Bedroom		3 Bedroom		4 Bedroom	
	N	A	N	A	N	A	N	A	N	A
500 - 550			4							
551 - 600			1							
601 - 650			3							
651 - 700			1		2					
701 - 750			2		2					
751 - 800					5		2			
801 - 850					9		1			
851 - 900					5		2			
901 - 950					4		3			
951 - 1,200					4		5		8	
1,201 - 1,500					1		9		9	
1,501 +							2			
Total		0		11		32		24		17

Note: Data is from one day/month.

There is an adequate supply of two (2) and three (3) bedroom, single family homes available in the Hayward area; however, many advertisements specifically exclude Section 8 recipients.

B. Non-residential

1. Description

There are a total of fourteen **(14) businesses** and one nonprofit business potentially impacted by the Project. Two (2) of these are “in-home” businesses. Other businesses impacted by the Project are a bar, bus terminal, service oriented and retail businesses.

2. Replacement Locations

Most businesses, **when** interviewed, indicated they would like to stay within the downtown area. The majority of businesses have been in existence for a number of years and have built up **local** clientele. It is important to them, therefore, to relocate locally.

All business tenants pay below market rents for their spaces, some as low as **\$0.25/sf. - \$0.30/sf.**

A survey of the local market indicates spaces available for **\$0.65/sf.** and upwards. Some new rental space is being marketed at **\$1.50/sf** to **\$1.85/sf.** However, available space within downtown Hayward, for some of the businesses, is limited and survey of a larger resource area, the airport area and **freeway** corridor may be necessary to locate replacement business locations.

There are a few listings in The Daily Review for office and retail space. Most available rentals were found by driving the area. **Efforts** to seek out these kinds of spaces for lease will be ongoing. A number of “for lease” **signs** appear throughout the area.

It can be anticipated that higher rents will be incurred. However, some of these costs, along with conversion costs, can be reimbursed under the relocation assistance program to a maximum of \$10,000.

In addition, businesses are eligible for actual reasonable moving costs of personal property. Given a reasonable time period in which **to** look, most businesses in this Project will be able to **find** replacement sites, although the some may require more time to locate replacement spaces. The bar will have difficulty as will the Greyhound Bus Terminal.

3. **Rental Rates**

Local Realtors indicate that leases vary **from \$0.65/sf. to \$1.85/sf.** depending on the size of space available and the type of lease offered. These rates are higher than the rates currently paid by the businesses in this Project.

C. Summary of Availability and Correlation

This section of the report correlates the housing needs of those persons being displaced with the general availability of similar housing units. Unit type, condition, location and rental rates are the most significant elements considered.

Tables IA and IIA provide the availability indicators for comparison with the units of displaced persons **(needs) shown in** Tables I and II. This comparison becomes a “needs” vs. “will have” tabulation which is shown in Table IB and IIB.

As Table IB shows, there is an adequate supply of one (1) bedroom and two (2) bedroom low density housing units in the Hayward area.

Table IIB shows an adequate supply of replacement single family residences for one (1), two (2) and three (3) bedroom homes. There appears to be a greater supply of three (3) bedroom single family residences available on the market over the last few months at slightly higher rental rates. Rental prices range from **\$750/month** to **\$1,500/month** with the highest volume of rentals between \$800 and \$950 per month. One (1) tenant in the project who occupies a three-bedroom apartment has sufficient income to buy a home. If he should decide to do so, there is ample supply of two and three-bedroom homes for sale available in Hayward. Relocation benefits allow conversion of any rental supplement to a down payment.

Although there is a more than adequate supply of housing to meet the needs of the four (4) households, special needs will affect some of the availability. Anyone dependent on public transportation or proximity to the work place will have more **difficulty** matching their specific needs. Overall, given a reasonable time period to seek housing, an **adequate** supply is available especially considering rent supplements available.

	Needs vs. Housing Availability Table -- I B	
--	--	--

Source: The Daily Review

January through August 1997

N -- Total Project Needs

A -- Units Available

City of Hayward
Townhouse, Condos, Plexes

Low Density Housing

Monthly Rental Rates	Studio		1 Bedroom		2 Bedroom		3 Bedroom	
	N	A	N	A	N	A	N	A
400 - 450							1	
451 - 500					1		1	
501 - 550								
551 - 600						1		
601 - 650						4		
651 - 700						1		
701 - 750			1	8		5		
751 - 800						4		1
801 - 850						3		
851 - 900						9		
901 - 950						4	1	
951 - 1,000						1		1
1,001 - 1,050						4		3
1,051 - 1,200						0		3
1,201 +						0		0
Total			1	8	1	36	1	8

Note: Data for availability selected for one day/month. More supply would be anticipated.

	Needs vs. Housing Availability Table -- IIB	
--	--	--

Source: The Daily Review

April through July 1997

N -- Total Project Needs

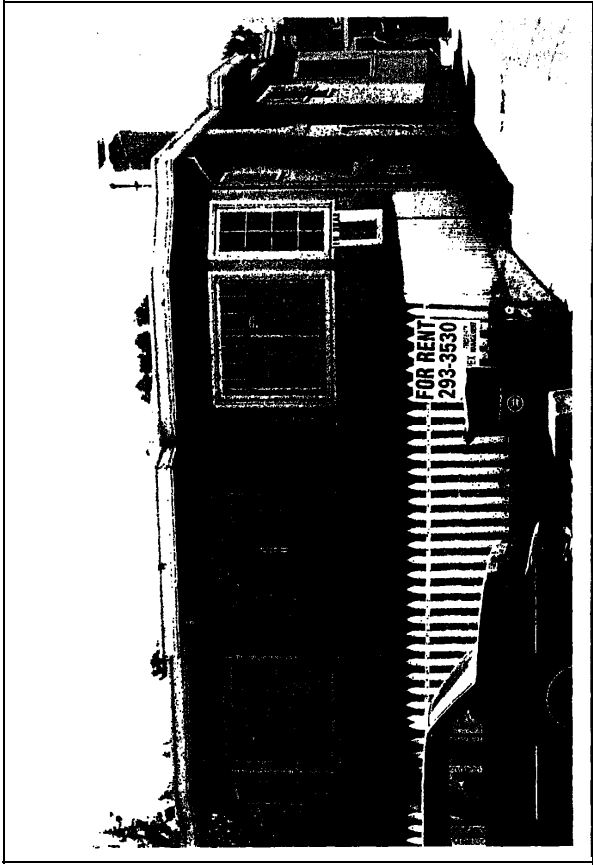
A -- Units Available

City of Hayward
(Hayward and Surrounding Communities)

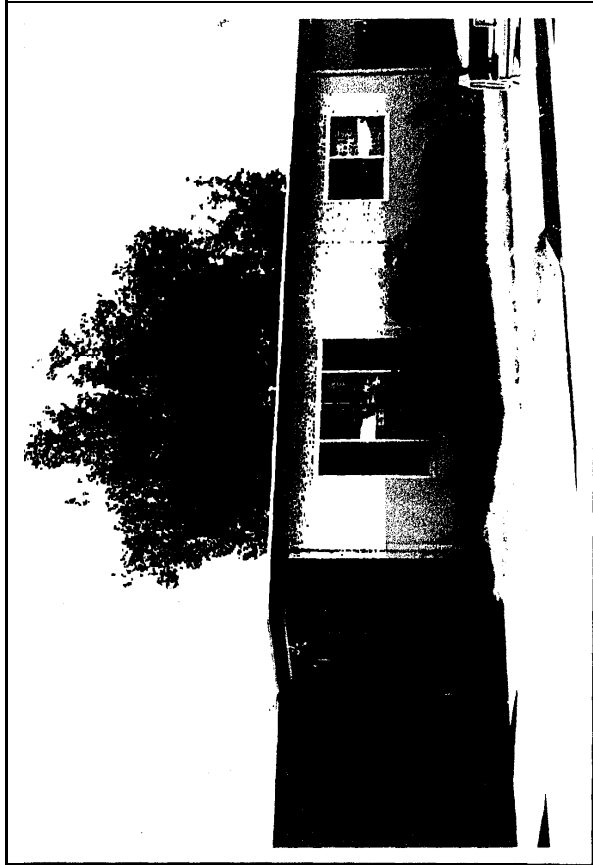
Single Family Residential

Monthly Rental Rates	2 Bedroom		3 Bedroom		4 Bedroom	
	N	A	N	A	N	A
500 - 550						
551 - 600						
601 - 650						
651 - 700		2				
701 - 750		2				
751 - 800						
801 - 850		9	15	2	11	
851 - 900						
901 - 950		4	1	3		
951 - 1,000		4		5		8
1,001 - 1,200		1		2	9	9
1,201 - 1,400						
Total		32	1	24	0	17

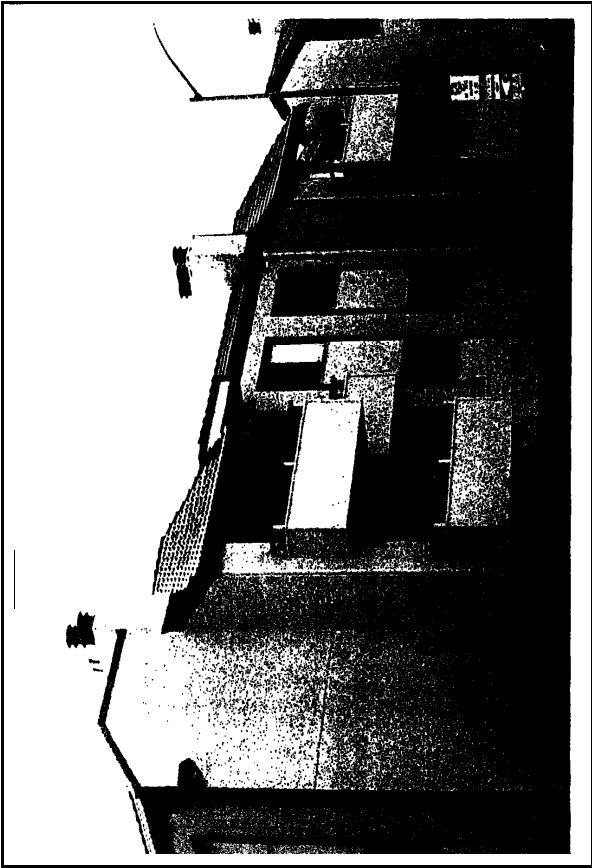
Note: Data for availability selected for one day/month. More supply would be anticipated.



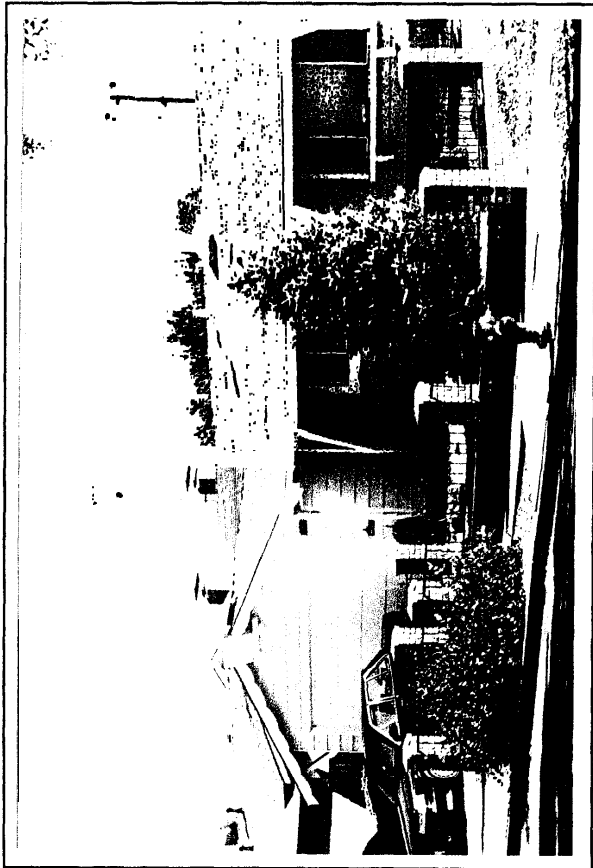
Typical Rentals - 4 Plex



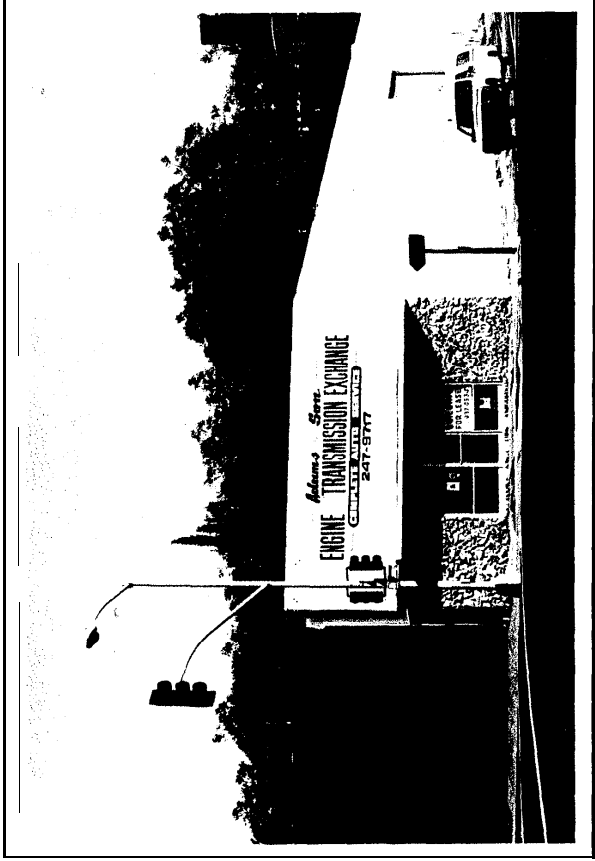
Duplex



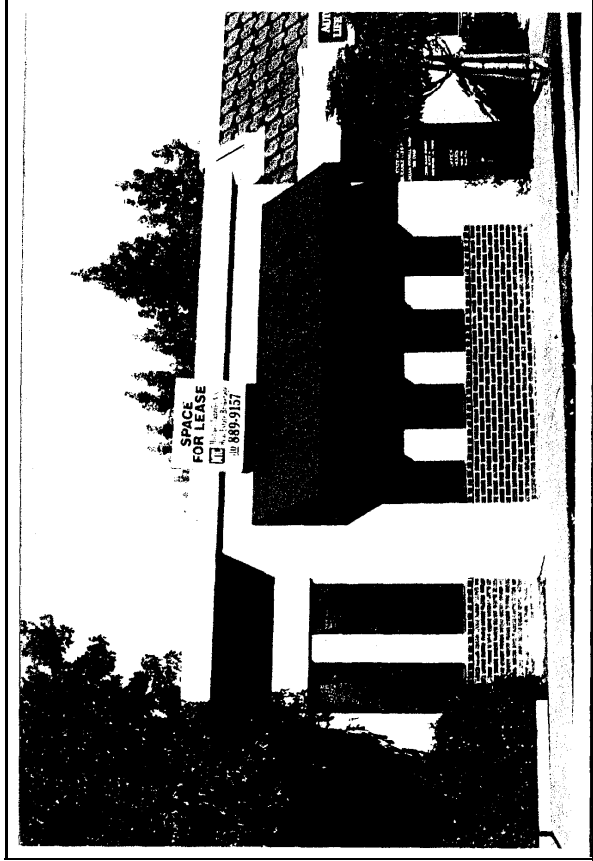
Typical Condo Home for Rent



Single Family Residence



Auto Shop



Office Space



Retail



Retail - Commercial

IX. Relocation Plan:

A. General

The Relocation Plan provides the basis and background for providing the orderly, timely and efficient relocation of persons and businesses within the Project as previously **defined**. Although this plan is being prepared before formal displacement occurs, market conditions are not anticipated to change significantly to change the conclusions of this study. The Redevelopment Agency of the City of Hayward will continue to monitor local housing and real estate market and adjust this Plan and other related processes as necessary to provide the assistance necessary to Project displacees and minimum disruption to the community as a whole.

There currently exists sufficient replacement housing in Hayward and neighboring communities for displacees in this Project.

There are sufficient replacement locations for those businesses being displaced in this Project given a wider resource area. It must be noted however, that the availability of spaces **for** lease will involve increased costs of operation due to higher rents.

The Agency has a program to assist residential occupants being displaced. For tenant occupants of residential **units**, the regulations allow a rental assistance payment up to a maximum of \$5,250. Under HCD guidelines this payment equates to approximately \$110 per month supplement.

Some payments for relocation assistance may be in excess of the basic program limits of \$5,250 for renters. In those cases, the Agency is prepared to take whatever action is necessary to make additional payments as required by State or Federal law to provide housing as a “Last Resort” in order to proceed with the Project. In order to accomplish this, the Agency will implement the Last Resort Housing Program of additional payments necessary to provide funds as required in excess of the basic program limits in order to successfully relocate the residential displacees.

Non-residential eligible displacees are not covered under the provisions of the “Last Resort Housing Payments Program. Each eligible business will receive applicable benefits as outlined in State and Federal Law.

Each household and business will be made aware of their rights, entitlement and eligibility under the Relocation Act. Each displacee will be notified in person of the services available to them such as:

1. An explanation of the program;
2. **The** provision of claim forms and assistance in filing claims;
3. Calculation of their monetary entitlement for residential displacees;
4. Assistance in locating a new property, including physically assisting in showing properties to the displacee;
5. Performance of required residential Decent, Safe and Sanitary Inspection;
6. Assistance in preparing an appeal;
7. Assistance in setting up a rental/purchase agreement if requested;
8. General advisory assistance on the program.

A written statement as to the entitlement of each displacee will be made. For residential occupants, it will include at least one (1) **referral** to a replacement housing unit before any notice to vacate is given. Referrals and assistance will be given, as appropriate, to those households needing assistance. Personal contact will generally be used.

All residential tenants will receive the appropriate relocation booklets with translation as applicable. The relocation assistance program and **benefits** will be reviewed with each displacee at the time of the first relocation assistance call as needed.

The level of assistance for each household or business will be determined by the needs of the displaced household/business, in coordination with the overall Project work load and **program**.

Businesses will be provided with referrals to replacement sites or locations upon request. Assistance in the inventory of tenant/occupant owner fixtures or equipment will be available. Abandoned personal property, under certain conditions, may also be purchased under tangible loss of personal property rules.

It is the policy of the Agency to provide maximum assistance where appropriate. Each business **and** household will be handled separately to ensure that the needs of each displacee are met and that the relocation is accomplished smoothly without undue hardship **to those affected**.

B. Residential

A **sufficient** supply of rental units will become available over the displacement period within the relocation area to accommodate the needs of those being displaced. However, in most cases, the rental rates are above those rates they are **currently** paying. Rental replacement housing payments are **estimated** to run **from** \$5,000 to over \$30,000 for a household. Most occupants who are low income will qualify **for** "Last Resort Housing". In these instances, calculations are based on 25% (State) of household incomes. This range of replacement rental housing payments will vary with the availability of the units and the actual rental rate of the unit at the time of displacement. Any monies disbursed under the provisions of the "Last Resort Housing Program" may be paid to a third party in the name of the displacee. This could be a landlord or management company. Lump **sum** payments up to \$5,250 will be made to the **displacees** upon their request.

1. Special Problems

Occupants generally want to be close to BART. Several of the subject **units** are larger than typical. At least two (2) households have pets.

2. Relocation of Non-eligible Occupants

Displacees who have not been in occupancy long enough to be eligible for full supplemental benefits, will receive advisory assistance only in locating a replacement dwelling. There are no known occupants who fit this category at this time.

C. **Non-residential**

1. **Actual Moving Expenses**

Businesses will be provided with monetary **benefits** for the moving of personal property to their new locations. This is a separate entitlement which includes the removal, transportation, **re-connection** and/or reinstalling of trade fixtures and equipment. This category does not include the relocation of items purchased as **fixtures** or equipment.

2. **Search Costs**

Search expenses in locating a new business location may be reimbursed with documentation. The **maximum** allowance for this expense is \$1,000.

3. **Re-establishment Costs**

There is also a provision to cover re-establishment costs at the new location. This benefit has a **maximum** payment of \$10,000. This benefit can be used for a broad range of needed costs including increased operating costs.

A business may be eligible for a **fixed** payment under the “In-Lieu” provision, which has a payment range of \$1,000 to **\$20,000** depending on the existing earnings of the business and the Agency’s determination of the eligibility. Certain support data is required.

a. **Special Problems**

The auto-related businesses may require maximum lead time to locate new spaces although each has a current possible space. The bus depot needs to stay close to BART.

D. **Lead Time**

It is recommended that a minimum of four (4) to six (6) months be provided (*from the first offers*) to residential displacees in order to find adequate replacement dwellings. It is also recommended that a **minimum** of six to nine (6-9) months be provided to the business displacees in order to find replacement sites. The total displacement period is recommended to be nine (9) months. With adequate **staffing**, and timely offers, the Project displacement will occur in an orderly fashion.

E. **Re-rental and Clearance Policy**

This report recommends a policy of no re-rental of the units on this Project after acquisition and initial relocation. It is recommended that clearance follow the relocation process very closely. The introduction of non-eligible residential tenants would be impractical and would create possible relocation **difficulties**.

F. Summary of Relocation Assistance Program

In relocating the households and businesses to be displaced, full advantage will be taken of all resources available to ~~effect~~ the successful relocation of those concerned. These include, but are not limited to:

Residential

All households will be provided with advisory assistance This includes, but is not limited to, the distribution of available rental listings and available housing units for ~~sale~~ specific to their needs and assistance in securing a replacement dwelling.

All eligible households will be provided with moving assistance payments. This may be in the form of a fixed/schedule moving payment or a move by an authorized household mover.

1. Rental Units

Those currently in ~~residence~~ will be provided with Relocation Assistance housing payments to supplement any difference between the price they are paying for their rental unit and the calculated cost of their replacement unit. Rental households will be advised that they may convert any rental supplement payments to a down payment ~~for~~ the purpose of purchasing their replacement dwelling. Exercising of this option is contingent on each household's ability to qualify for the needed financing ~~on~~ their replacement unit.

2. **Owner** Occupants

There are no owner-occupants at this time.

3. Non-residential

Business owners will be entitled to all benefits under the Uniform Relocation Assistance Act which includes, but is not limited to:

Moving and Related ~~Expenses~~
Business ~~Re-establishment~~ Costs
Replacement Search Costs
Loss of Tangible ~~Personal~~ Property

or

In-Lieu Payment

and

Advisory Program

Appeals Process

G . Summary

All eligible displacees can be successfully relocated given **sufficient** lead time and **continuing** availability. **In** the case of residential displacees, it is recommended that there is a minimum lead time of four to six (4-6) months to relocate. **In** the case of non-residential displacees, it is recommended that there is a minimum lead time of six to nine (6-9) months to relocate.

Payments in excess of the basic program limits will be required in the case of all occupants to make available comparable replacement housing units.

Any persons aggrieved over their relocation payments have rights of appeal. All persons displaced will be advised of this right.

H. Loss of Goodwill

Any business may be entitled to claim Loss of **Goodwill** under the Eminent Domain Code. This is an acquisition matter and **NOT** an allowed payment under relocation assistance regulations. Adequate notice will be given to each business as to the applicable process.

Section X.

Last Resort Housing Plan



X. Last Resort Housing Program:

For this Project, there exists an adequate supply of housing units within the relocation area for most occupants. However, in order to make those units available to some **displacees**, payment in excess of \$5,250 for renters may be required. Any monies disbursed under the provisions of “Last Resort Housing Program” can be paid to a third party in the name of the **displacee**.

Current State law and HCD regulations allow increased supplemental rental and housing replacement payments. The valuation process by the three comparative method is **sufficient** evidence and support to allow approval of the Last Resort payment. Section 6139 specifically allows the use of replacement housing payments exceeding the statutory limit of \$5,250. The guidelines also allow **lump sum** payments or at the discretion of the displacing Agency, an initial **lump** sum of \$5,250 and periodic payments not to exceed a period of forty eight (48) months. The HCD changes were **effective** September 12, 1997.

Under current regulations, the guidelines require an affordability test at 25% of gross income. The test will change to 30% after January 1, 1999. The supplement period will be reduced **from** forty eight (48) mouths to forty two (42) months. For this project, the 25% rule and forty eight (48) months applies.